

Modification of Major Project Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Minister for Planning, modify under section 75W of the *Environmental Planning and Assessment Act 1979*, the Concept Plan Approval referred to in Schedule 1 in the manner set out in Schedule 2.



Tony Kelly
Minister for Planning

Date:

27 MAY 2010

MP 07_0053 MOD 1

SCHEDULE 1

Concept Plan approval for the South Coast Correctional Centre (MP 07_0053) granted by the Minister for Planning on 10 June 2008, comprising the construction of a 500 bed male and female multi-classification security correctional centre and associated site works and car parking.

SCHEDULE 2

The above approval is modified as follows:

1. Part B – Definitions

Insert after the following words "means the Statement of Commitments (as they apply to this project) made by the Proponent" the following words "in Schedule 3".

2. Condition A1 Development Description

- a. Insert after the following words "carrying out of the following development" the following words "and must be carried out consistently with the Statement of Commitments (attached as Schedule 3)"
- b. Delete the following number "500" and replace with the following number "600".
- c. Insert after the following words "associated site works and parking;" the following words "; and Construction of a Community Offender Support Program Centre (COSPC) to provide short-term accommodation for 40 offenders and support program/services".

3. Condition A2 Development in Accordance with Plans

- a. Insert after the following words "South Coast Correctional Centre Environmental Assessment" the following words "*South Coast Correctional Centre Environmental Assessment Report Application to Modify Concept Plan Approval No 07_0053* prepared for NSW Department of Corrective Services by BBC Consulting Planners, dated September 2009" and "*South Coast Correctional Centre Response to Submissions* prepared for NSW Department of Corrective Services by BBC Consulting Planners, dated December 2009".
- b. Insert after the following words "Woolacotts Consulting Engineers" the following words "and Thomas & Associates Consulting Pty Ltd".
- c. Insert the following drawing references:

Drawing No.	Revision	Name of Plan	Date
09046-A01	D	Proposed Holding Point Facility	1/03/2010
09046-A02	C	Proposed Holding Point Facility	09.03.2009
09046-A03	C	Proposed Holding Point Facility	09.03.2009
AD 10 101	01	BLOCK M(10) – MENS WKSHOP/COMM. CENTRE ELEVATIONS	23.02.09
AD 22 101	01	BLOCKS M3(22), M2(23), M1(24) – MENS MIN SEC. ACCOM. ELEVATIONS & SECTIONS	23.02.09
AD 25 101	-	BLOCK M4 (25) – MENS MIN SECURITY ACCOMM ELEVATIONS & SECTIONS	23.02.09

- d. Amend the following drawing reference:

Drawing No.	Revision	Name of Plan	Date
DA01	C	OVERALL SITE PLAN	26.02.10
DA02	B	SITE PLAN	12.03.09

4. D6 Compliance with Conditions

Delete the following words "dated 1 May 2008" and replace with the following words "(Schedule 3)".

5. Insert the following conditions:

D8 Travel Management Plan

The Statement of Commitments shall be modified so that the proponent prepares a Travel Management Plan to demonstrate adequate services will be provided to residents of the Community Offenders Support Program Centre prior to occupation of the facility.

6. Insert Schedule 3 – Statement of Commitments

Schedule 3 – Proponent's Statement of Commitments

General

- A The development will be undertaken generally in accordance with the Environmental Assessment Report dated November 2007 prepared by BBC Consulting Planners Pty Ltd (including accompanying appendices), the Preferred Project Report dated April 2008 prepared by BBC Consulting Planners (including drawings accompanying the Preferred Project Report), the Environmental Assessment Report of the Application to Modify Concept Plan Approval No 07_0053 dated September 2009 prepared by BBC Consulting Planners Pty Ltd (including accompanying appendices) and the Response to Submissions Report dated December 2009 prepared by BBC Consulting Planners.
- B The proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979. The construction and operation of the correctional centre will be undertaken in accordance with the Premier's Memorandum No.2003-2 High Environmental Performance for Buildings and the requirements of the Environmental Performance Guide for Buildings (EPGB).
- C The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- D The proponent will continue to liaise with the local community during the development process.
- E The proponent will continue to liaise with Shoalhaven Council during the development process.

Social and Economic

- A The proponent will monitor the social and economic impacts of the correctional centre.
 - B Local recruitment programmes will be employed.
 - C The DCS will establish a community consultative committee during the construction phase of the project and will maintain this committee during the operational phase.
-

Services

- A The proponent will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

Water Management

- A Water saving devices will be used including dual-flush toilets and reduced flow shower heads.
- B Landscaping will include drought tolerant plant species.
- C Rainwater harvesting tanks will be constructed and rainwater will be recycled for toilet flushing.

Materials

- A Any timber used will be sourced from plantations or from sustainably managed regrowth forests.

Flora and Fauna

- A The proponent will provide landscaping in accordance with drawing submitted with the Preferred Project Report and in accordance with these commitments.
- B The proponent will seek to retain as many trees as possible within the Site.
- C All trees on the Site within the vicinity of areas of works that are to be retained will be suitably protected by way of tree guards, barriers or other measures as necessary to protect root systems, trunks and branches during construction and demolition.
- D Resident wildlife will be captured and relocated prior to the commencement of site works.
- E A suitable person will be on-site during site clearance to check trees to be felled for hollows and wildlife (e.g. bats, arboreal mammals or birds) and to take appropriate measures to capture, care for and relocate/release wildlife where necessary.
- F The proponent proposes that the residual land be protected and managed for the conservation of its natural values.
- G A Vegetation Management Plan (VMP) will be prepared for the residual land to ensure appropriate management. The VMP should contain:
 - a statement of objectives;
 - a description of the area to which the plan applies;
 - a vegetation map;
 - a map of significant features, such as the creeks;
 - strategies for access, maintenance of retained tracks, rehabilitation of redundant tracks;
 - reuse of organic debris cleared from development site;
 - use of pesticides and inorganic fertilisers;
 - re-establishment of riparian vegetation at creek crossing

- points;
- weed control, erosion control, etc;
- a monitoring and review program.

- H The residual land will be protected and managed for the conservation of its natural values. This would allow for animal foraging; a buffer capacity to protect adjacent remnant bushland; and also an area for revegetation so that overall tree number are not reduced..
- I A stormwater management and recycling plan will be prepared to capture and recycle stormwater runoff from all buildings and impervious surfaces area within the correctional centre. This is to ensure that there are no indirect, offsite stormwater impacts upon the flora / fauna in the catchment.
- J Existing trees will be incorporated into the landscaping plan for the facility.
- K Organic debris cleared from development site (e.g. tree trunks, branches, leaf litter and dead wood) will be distributed across the residual land to enhance its habitat value for flora and fauna. Organic debris would be valuable for rehabilitating any unnecessary tracks on the site.
- L Local indigenous plant species will be utilised in the landscaping.
- M The water detention ponds on the site will be developed as habitat for local fauna, as well as functioning as water quality ponds. The use of local wetland plant species around the ponds is recommended. This aspect will be addressed in the VMP.
- N The access road crossing the watercourse will be carefully designed and constructed to ensure that as much as possible of the riparian vegetation is retained and that water flows are maintained near the natural flow regime. The area should be revegetated, as should the existing creek crossing, with appropriate riparian species.
- O Pipelines for water supply and sewage will enter the project area in the same location at the northern end of the site and that they follow the same route southwards to the facility, preferably along an existing vehicle track.
- P No pesticides or inorganic fertilisers to be used on the grounds of the facility where there is a potential for them to enter the surrounding catchment. A 50 metre buffer zone will be established around water courses, where pesticides and inorganic fertilisers will not be used.

Access for People with Disabilities

- A The design of the facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will be in accordance with relevant standards.

Bushfire Hazard

- A Asset protection zones will be established and maintained as recommended in the EA and PPR.

- B An bush fire evacuation plan will be prepared prior to the commencement of operations at the centre
- C A bushfire management plan be prepared and implemented for the site to ensure that suitable mechanisms are in place for the ongoing management of the vegetated areas of the site.
- D The facility will be constructed and operated to satisfy the recommendations the bush fire assessment contained in Appendix 5 of the Environmental Assessment.

Operation

- A An operational environmental management plan will be prepared prior to the intake of inmates at the new facility. The plan will address, but will not be limited to, the following matters:
 - Protection of flora and fauna and minimisation of anti-social behaviour;
 - Visitor safety;
 - Site security;
 - Noise management;
 - Traffic and pedestrian management;
 - Storage of materials;
 - Emergency and evacuation procedures;
 - Fire safety;
 - Waste management and ESD initiatives;
 - Lighting; and
 - Signage external to and within the site.
- B A Waste Management Plan describing the procedures for the disposal of all waste generated by the new minimum security facility will be prepared.

Construction Management

- A Prior to the commencement of construction, a Construction Environmental Management Plan will be prepared. This plan will include:
 - Development of a site specific soil erosion and sediment control plan;
 - Details of construction hours;
 - Air quality/dust control procedures;
 - Noise management procedures;
 - Construction Waste Management Plan;
 - Flora and Fauna Protection Plan;
 - Community Safety Plan;
 - Arrangement for pedestrian and vehicular access during construction;
 - Storage and handling of materials procedures;
 - Environmental Training and Awareness;
 - Contact and complaints handling procedures; and

- Emergency preparedness and response.

- B Measures to control soil erosion during construction will be introduced in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institute of Engineers, Australia).
- C Access to existing facilities within the Site will be maintained during construction.

Ecological Sustainable Development

- A The proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979. The construction and operation of the correctional centre will be undertaken in accordance with the *Premier's Memorandum No.2003-2 High Environmental Performance for Buildings* and the requirements of the *Environmental Performance Guide for Buildings* (EPGB).
- B The engineering services and building passive design will complement each other in design and operation to jointly achieve the functional outcomes for the building, including providing an energy efficient, healthy, thermally comfortable and acoustically acceptable indoor environment.
- C Water conservation and water cycle management will be considered in the design (e.g. rainwater reuse, stormwater management, water recycling).
- D Only environmentally sound materials (with minimal impact on the environment, minimised use of non-renewable resources, non-hazardous substances, minimised impact on indoor air quality and high recycled/recyclable content) will be used wherever possible.

Access and Movement

- A An Access and Safety Plan will be prepared to maintain access and use of the Site during the redevelopment programme to ensure the safety of staff and visitors.
- B A minimum of 305 parking spaces will be provided on the subject land in a manner that is in accordance with Australian Standard AS2890.1 – 1993 *Car Parking Requirements*.
- C DCS, in conjunction with the CCC, will determine the level of need for transportation of visitors to the Centre and residents of the COSP, and will implement a suitable solution.